

4 THE ORCHARD

Bishops Waltham, SO32 1GL

Asking Price £625,000





PROPERTY FEATURES

A well-presented and deceptively spacious four-bedroom family home a short stroll from the town centre

Entrance Hall • Cloakroom • Sitting Room • Kitchen / Dining / Family Room • Four Bedrooms

Two En-suites • Family Bathroom • Attractive Front & Rear Gardens • Garage • Viewing Recommended



DESCRIPTION

This superbly presented and deceptively spacious four bedroom property with two en suite's is situated within walking distance of Bishops Waltham's delightful and traditional high street. The property is located within The Orchard which is a highly regarded small close sought after for its convenient location being within a short distance, and for some walking distance of Bishops Waltham's town centre. The accommodation is genuinely very deceptive in size and must be viewed to appreciate all it has to offer which includes the following.

On the ground floor the property comprises an attractive hallway with oak flooring, there is a generous sitting room with a feature fireplace and continuation of the hallway oak floor. There is a cloakroom and a generous L-shaped re fitted kitchen/dining/family room opening to the rear garden.

On the first floor there are three good-sized bedrooms including bedroom 2 with an en-suite. On the second floor there is a large master bedroom with built-in wardrobes and an en-suite. Additional features include an attractive, enclosed rear garden with a lawned area, patio and the detached garage with parking is located to the rear.

The historic and charming country town of Bishops Waltham with its traditional high street offers a range of shops and services including coffee shops and eateries, a butchers, fish mongers and bakery. The town is well supported with local events and traditional markets during the year. The town is also extremely conveniently placed for access to the south coast and major centres of Southampton, Portsmouth and Winchester. The nearby village of Botley, has a mainline railway station and the souths M27 and M3 motorway systems are accessible by road. For those requiring schooling, close by are both pre school and primary schools, and in nearby Swanmore are the Primary School and secondary school, Swanmore College. Bus routes to the sixth form colleges of Peter Symonds College in Winchester and Barton Peveril College in Eastleigh are also available. Viewing is highly recommended to appreciate all this property offers.

DIRECTIONS

From Bishops Waltham take the Hoe Road in the direction of Swanmore. Before the mini roundabout the small development, The Orchard is located on the right hand side. No 4 can be found on the right just past the turning into the orchard.

Particulars prepared 6th October 2026



LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band D

Services Mains electricity, gas, water and drainage

VIEWINGS

By appointment through Weller Patrick.

Tel: 01489 893555



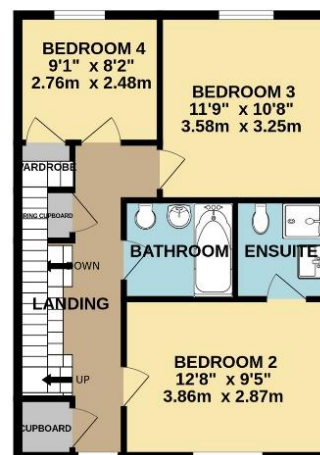
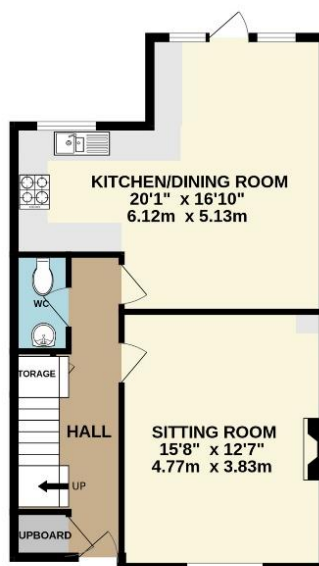


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WELLER
PATRICK



1ST FLOOR



2ND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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